

Hanover Advisory Committee
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Tuesday, September 13, 2016 – 6:30 pm

Opening:

The meeting was opened at 6:30 p.m. by Edward Hickey, Chairman.

Committee Attendees:

Edward Hickey	Wayne Moores
Angela Blanchard	Joan Port-Farwell
Jerry O’Hearn	Sandra Hayes
Brandon Freeman	Emmanuel Dockter
Gavin Little-Gill	

Other Attendees:

Ms. Janine Smith, Director of Municipal Finance
Mr. Tony Marino, Assistant Town Manager/Building Commissioner
Ms. Libby Corbo, Center Sylvester School Building Committee
Mr. Dan Pallotta, P3 Project Planning
Chris Martin, Sylvester School Redevelopment Committee
Mr. John Tuzik, Hanover Selectmen

General Discussion

Chairman Edward Hickey explained the role of the Advisory Committee.

Center Sylvester School Project

Libby Corbo from the Center Sylvester School Building Committee and Dan Pallotta from P3 Project Planning gave the Committee an overview of the Center Sylvester School Project. This included the condition and problems of the Sylvester School, the proposed work to the Center School, timeline of events from 2013 to present, MSBA grant amounts and estimated cost to Hanover tax payers. Edward Hickey asked what the issues and problems would be if the Town does not approve the project. Libby Corbo stated the Town would have to start at the beginning again with the MSBA process with no guarantee that costs wouldn’t go up and funds would be available from MSBA again. Also the Town would eventually have to stop deferring work needed at the Sylvester School, the cost of which does not qualify for matching funds from MSBA. The Hanover School Committee voted to re-district the school system, and these plans would go forward regardless. All Town of Hanover students would be housed at Sylvester School for 4th grade. Dan Pallotta stated that the cost to bring Sylvester School up to current code would be 10 million. That would not include any improvements to education, and would be a poor investment for the Town. It also does not address the issues with having students attending the same school in two different buildings. Emmanuel Dockter asked what maintenance may need to be done to Sylvester School while the Center School addition/renovation is being completed. Dan Pallotta stated they plan for minimal maintenance with the hopes of getting the children over to the new building as quickly as possible. Joan Port-Farwell asked when the first tax impact for the project would be felt by residents. Dan Pallotta stated 2021. Edward Hickey asked whether there would be operating cost increases with the new Center School building. Dan Pallotta stated the staffing would remain the same with teachers coming over from Sylvester School. The building will utilize every energy efficiency and cost savings avenue available; however, a slight increase could be likely. Gavin Little-Gill inquired

regarding the student capacity of the new building. Libby Corbo stated that the MSBA sets the number of students based on a careful algorithm. The new school will be built for 560 students. Gavin Little-Gill asked about increased traffic with the new building. Dan Pallotta explained the new traffic pattern including an exit across Sylvester Field directly onto Rt. 139. Gavin Little-Gill asked how the debt from the project would be structured. Tony Marino stated it would be over 30 years at roughly 5 percent. Joan Port-Farwell stated that seniors in the Town will be concerned regarding the re-use of Sylvester School. Dan Pallotta stated that a Sylvester School Redevelopment Committee has been formed. Edward Hickey asked if there were any questions from the audience. Chris Martin stressed the importance of the residents knowing the figures and structure of the project debt very clearly since it could affect their decision on this important project.

Review of Meeting Minutes

Emmanuel Dockter made a motion to accept the minutes from August 24, 2016 as written. This was seconded by Jerry O'Hearn. All were in favor and the motion passed.

General Discussion

Wayne Moores suggested that photos of the interior of Sylvester School may be helpful so the Committee may further understand the condition of the building. It was agreed that arrangements would be made to take some photos.

Jerry O'Hearn mentioned some concerns regarding the medical marijuana zoning district in Hanover. The Committee will discuss this at a future meeting.

Next Meeting

The next meeting will be on Thursday, September 22nd at 7 pm to further discuss motions and commentary for the upcoming Special Town Meeting.

Adjournment

Angela Blanchard made a motion to adjourn. This was seconded by Emmanuel Dockter. All were in favor, and the meeting adjourned at 7:45 pm.

Commonwealth of Massachusetts
Town of Hanover
Warrant for *Special* Town Meeting
With Advisory Committee Recommendations

Plymouth, SS

Greeting: To any Constable of the Town of Hanover in said County.

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town who are qualified to vote in Elections and Town Affairs to meet in the Hanover High School, 287 CEDAR STREET, HANOVER, on

MONDAY THE 26th DAY OF SEPTEMBER, 2016
Special Town Meeting at 7:00 P.M.



Pursuant to the Americans with Disabilities Act, the Town will make every effort to assure that Town Meeting is accessible to individuals with disabilities. Should any assistance be desired in this regard, please contact the Board of Selectmen's Office at (781) 826-5000 ext. 1084.

INDEX OF ARTICLES FOR *SPECIAL* TOWN MEETING – *SEPTEMBER* 2016

ARTICLE #	ISSUE	SUBMITTED BY
1	Payment of Prior Fiscal Year(s) Expenditures	Finance Director
2	Appropriate Funds – Center School Renovations	School Building Committee

ARTICLES FOR *SPECIAL* TOWN MEETING WARRANT
Monday, September 26, 2016

ARTICLE 1. PAYMENT OF PRIOR FISCAL YEAR(S) EXPENDITURES

To see if the Town will vote to pay unpaid bills from prior fiscal year(s), or take any other action relative thereto.

Finance Director

We move that the Town vote to transfer \$186.41 to pay certain unpaid bills, as identified in the chart below:

SOURCE				USE	
Description	TM Ref	Art #	Amount	Description	Amount
Portable Light Tower	ATM 2014	31	\$ 186.41	Health Express	\$ 186.41

Commentary: The amount identified in the chart shown is an invoice presented for payment after the close of the fiscal year. Pursuant to state law, a town meeting vote is required to accept and pay these outstanding invoices.

ARTICLE 2. APPROPRIATE FUNDS – CENTER SCHOOL RENOVATIONS

To see if the Town will vote to appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the School Building Committee to pay costs of designing, constructing, equipping and furnishing an addition to the Center Elementary School, located at 65 Silver Street, Hanover, Massachusetts 02339, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”). The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) 53.70 percent (53.70%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, or take any other action relative thereto.

Board of Selectmen
School Building Committee

We move that the Town appropriate the sum of Thirty-two Million Four Hundred Forty-six Thousand One Hundred Sixty-one Dollars (\$32,446,161) to pay costs of designing, constructing, equipping and furnishing an addition to the Center Elementary School, located at 65 Silver Street, Hanover, Massachusetts 02339, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for

at least 50 years, said sum to be expended under the direction of the School Building Committee, and to meet said appropriation the Treasurer, with the approval of the Selectmen, is authorized to borrow said sum under M.G.L. Chapter 44, or any other enabling authority; that the Town acknowledges that the Massachusetts School Building Authority's ("MSBA") grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) 53.70 percent (53.70%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

Commentary:

And you are hereby ordered to serve this Warrant by posting attested copies thereof fourteen days, at least, before the time of said meeting.
Given under our hands this 6th day of September, 2016.

BOARD OF SELECTMEN

Brian Barthelmes

Susan Setterland

Robert O'Rourke

David Delaney

John Tuzik

_____ Constable _____, 2016

NOTICE FOR A TOWN ELECTION
Hanover High School, Cedar Street,
on **SATURDAY, the 1ST OF OCTOBER 2016,**
then and there to act on the following:

To bring in their votes for the following:

QUESTION 1

“Shall the Town of Hanover be allowed to exempt from the provisions of proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to pay costs of designing, constructing, equipping and furnishing an addition to the Center Elementary School, located at 65 Silver Street, Hanover, Massachusetts?

Yes_____

No_____”

Polls open from 6:00 A.M. to 8:00 P.M., unless otherwise ordered by the Town.
And you are hereby ordered to serve this Warrant by posting attested copies thereof seven days, at least, before the time of said meeting.

Given under our hands this 6th day of September 2016.

BOARD OF SELECTMEN

Brian Barthelmes

Susan Setterland

Robert O'Rourke

David Delaney

John Tuzik

_____ Constable _____, 2016



Sylvester School Solution



Project Mission

RESOLVE SYLVESTER SCHOOL DEFICIENCIES

- Exterior and Interior are not accessible to individuals with mobility challenges
- Fire ratings do not meet code
- Inadequate ventilation → poor air quality
- Wiring and electric systems do not meet code
- Not energy efficient
- Current amperage does not support technology needs
- Overcrowding and lack of sufficient space for educational programming



Project Mission

DEFICIENCIES ARE NOT NEW

In 2002, a study conducted by architectural firm Dore and Whittier concluded:

- **“the building is obsolete”** and has
- **“effectively outlived it’s usefulness as a school”**
- **“central building systems (heating, plumbing, electrical) are original or obsolete, making them unreliable and expensive to maintain.”**

The recommended solution in 2002 was an addition to Center School.



Project Mission

DEFICIENCIES CONTINUE DESPITE REPAIRS

In 2011, a study conducted by DRA Associates concluded:

- **“Sylvester School should no longer be used for grade school student education.”**
- An addition to Center School is the wisest use of taxpayer funds to remedy Sylvester’s numerous deficiencies
- **“because of the age of this particular building general periodic maintenance is not a methodology that will elevate the condition of the building above poor.”**



Project Mission

IS RENOVATING SYLVESTER SCHOOL AN OPTION?

The Mt. Vernon Group architectural firm concluded:

- It would take greater than 10 million dollars simply to bring the building to code.
- This would not include any improvements to educational programming
- This would not be eligible for MSBA reimbursement.



How We Got Here

STEPS THE TOWN HAS TAKEN:

- Combined HHS and Center/Sylvester override failed at the polls in 2002.
- The Center School Addition was brought forward in 2008, with the High School. The Town was forced by new MSBA to choose one project; the new Hanover High School was determined to be the priority, and it passed at the polls in 2008, and opened in 2011.
- Town and School Officials, along with many dedicated volunteers have worked for 4 years to develop a feasible solution to address the deficiencies at Sylvester in a fiscally responsible manner.
- The solution is the Center Sylvester Building Project.



How We Got Here - 4 Years of Work

2012 - 2016 MILESTONES

- Statement of Interest to MSBA approved by School Committee and Board of Selectmen
- Invited into Eligibility Period by MSBA
- Town Meeting unanimously approved \$500,000 for feasibility study and schematic design
- MSBA approved feasibility study
- Project Manager (P3) and Architect (Mt. Vernon Group) approved and hired
- Reviewed 16 School Design and Options
- Educational visioning workshops and numerous public meetings
- District wide elementary schools configuration approved
- Preferred design option submitted to MSBA
- Project Funding Agreement approved by MSBA



The Solution

53,896 square feet renovation and 43,203 square foot addition to Center School
Decommission Sylvester School

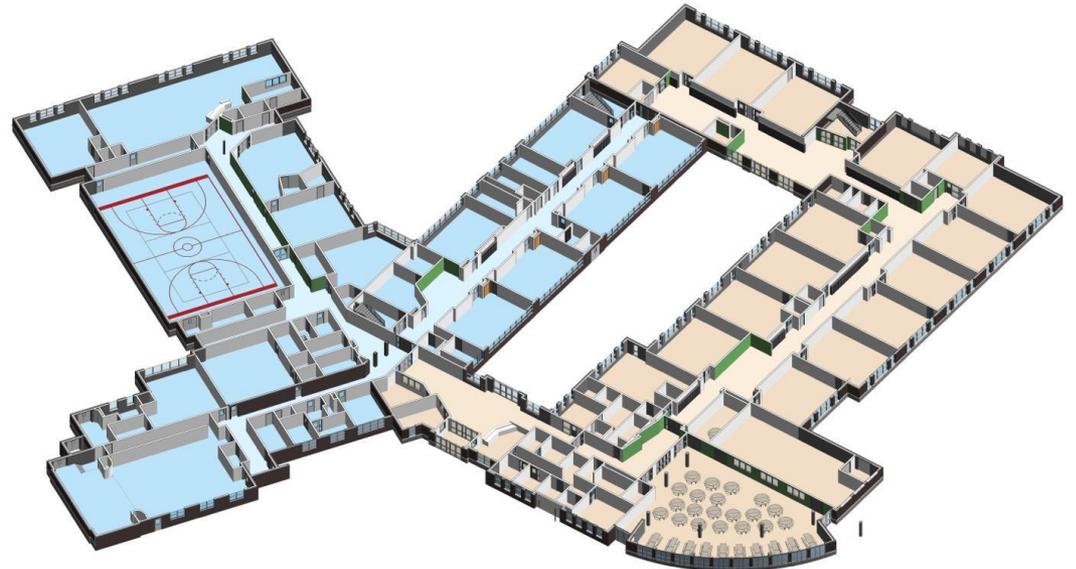




The Solution

Highlights of the Project Include:

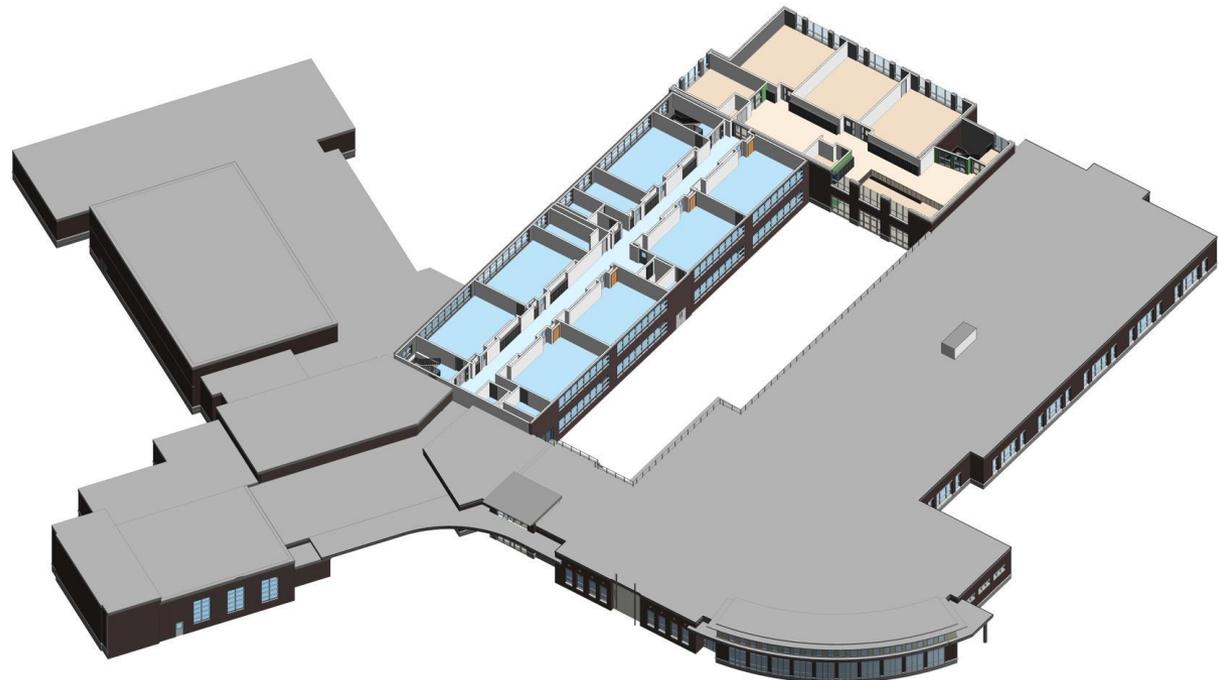
- Dedicated STEAM (Science, Technology, Engineering, Art & Math), Media & Maker Spaces to facilitate project based learning opportunities and learn through play
- Outdoor Courtyard with outdoor classroom space, multi-purpose space and garden area
- Break Out Space for flexible group learning and collaboration





The Solution

- Increased Safety and Security for Students
- Updated technology infrastructure to support increasing technology needs
- Fully Air Conditioned to provide an environment more conducive to learning
- Dedicated special education space for individualized instruction, OT and PT and a Therapeutic Learning Center





Project Budget Development

1. Preferred Option is Selected
2. Architects engage in schematic design to provide a cost estimate. The first cost estimate was \$36 million
3. Building Committee reviews those estimates and accepts or rejects
 - *Our Committee twice rejected estimates for this project and directed the architects to employ value engineering and lower the proposed budget**
4. Architects provide the lowest cost estimate.
5. Our Committee reviewed the lowest cost estimate and lines of cost items. We made further cost item cuts, including but not limited to, skylights, cafeteria stage, and acoustic partition wall in the gym.

If there was not a direct educational benefit to our children
it is not part of our budget.



Project Budget Development

Once the schematic design is complete, 2 separate estimates for the project cost are calculated - one by the project manager and one by the architects. These estimates must be reconciled before submission to the MSBA.

Once the two estimates are reconciled, a final proposed budget is presented to the MSBA for vetting, review and a vote. The MSBA has the authority to reject any project budget that is not well-supported or that they determine to be excessive.

Our agreed upon and approved Project Budget is \$32,446,161 and includes all items required for the project, like furniture and technology.



Investment

Hanover was awarded a facilities grant from the Mass. School Building Authority:

Total Cost of the Project	\$32,446,161
Facilities Grant Awarded by MSBA	<u>(\$15,861,754)</u>
Total Funding required by Town of Hanover	\$16,584,407
Less monies for feasibility study	<u>(\$235,690)</u>
Total Hanover Taxpayer Investment	\$16,348,717



Tax Impact

Home Assessment (Not Market Value)

	Yearly	Monthly
\$300,000	\$122	\$10.17
\$500,000	\$202	\$16.84
\$700,000	\$282	\$23.50



If We Need to Start Over

If this project doesn't move forward,
it is imperative that we understand our path.

Educational Path -

- School Reconfiguration moves forward with town-wide 4th grade at Sylvester

Financial Path -

- The need for millions of dollars of maintenance at Sylvester remains and Center maintenance needs, including a roof, heating system and accessibility upgrades will have to be addressed
- Can re-apply to MSBA, but there is no guarantee that project will be approved or that MSBA will have funding
- Inflation and construction costs will only go up



THE COST OF DELAY

Hanover High School

2002 - Proposal for New High School Brought Forward

Total Project Cost Estimate	- \$31,465,984
MSBA Agreement to Fund	- \$17,935,611 (57%)
Cost to Hanover Taxpayer	- \$13,530,373

Project Failed by 18 votes at the polls.

Following the vote, the MSBA instituted a moratorium from 2004 to 2007 and did not accept any new projects into the funding pipeline.

2007 - Proposal for New High School Brought Forward Again

Total Project Cost	- \$50,858,550
MSBA Reimbursement	- \$22,232,306 (50.21%)
Cost to Hanover Taxpayer	- \$28,626,244

Waiting 5 years cost Hanover taxpayers 15 million dollars.



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The Time Is...

Need

Oppportunity

Win - Win



H



Important Dates

Ballot Vote:

October 1, 2016

8:00 a.m. - 6:00 p.m.

Hanover High School